

ORDINANCE NO. ____ OF 2011

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE WEST SIDE OF CLYDE FANT PARKWAY, 2012 FEET SOUTH OF EAST PRESTON ON ISLAND PARK BOULEVARD, SHREVEPORT, CADDO PARISH, LA, FROM R-3-E (PUD), URBAN, MULTI-FAMILY RESIDENCE/EXTENDED USE (PLANNED UNIT DEVELOPMENT) DISTRICT TO R-1D (PUD), URBAN, ONE-FAMILY RESIDENCE (PLANNED UNIT DEVELOPMENT) DISTRICT AND R-3(PUD), URBAN MULTI-FAMILY RESIDENCE (PLANNED UNIT DEVELOPMENT) DISTRICT AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, Louisiana, in due, legal and regular session convened, that the zoning classification of property located on the west side of Clyde Fant Parkway, 2012 feet south of West Preston on Island Park Boulevard, Shreveport, Caddo Parish, LA legally describe below: be and the same is hereby changed from R-3-E (PUD), Urban, Multi-Family Residence/Extended Use (Planned Unit Development) District to R-1D (PUD), Urban, One-Family Residence (Planned Unit Development) District and R-3 (PUD), Urban, Multi-Family Residence (Planned Unit Development) District.

TRACT #1:

Located in a portion of Fractional and projected Sections 10 and 15, T17N, R13W, Shreveport, Caddo and Bossier Parishes, LA, more fully described as: From a brass cap in concrete on the west bank of Red River marking Point "C" on the Map of Survey for Bossier and Caddo Parishes, LA, Boundary Agreement Line, run thence S51°20'9"W along the line between Point "C" and Point "B" on said map 2614 feet to a point, being the POB of the tract herein described. Thence run S37°49'40"E 465.56; thence run N52°10'20"E 921.17; thence run S38°39'51"E 581.06; thence run S7°38'18"E 260.14; thence run N82°21'42"E 125.42; thence run S10°19'22"E 233.43; thence run S76°16'46"W 301.85; thence along a curve to the left having a Radius of 345 a Delta Angle of 23°45'41" and whose Long Chord bears N65°38'34"W 142.06; thence along a curve to the right having a Radius of 155 a Delta Angle of 33°34'15" and whose Long Chord bears N60°44'17"W 89.52; thence along a curve to the right having a Radius of 390 a Delta Angle of 13°27'44" and whose Long Chord bears S58°48'23"W 91.42; thence along a curve to the left having a Radius of 245 a Delta Angle of 38°17'53" and whose Long Chord bears S58°22'27"E 160.73; thence along a curve to the right having a Radius of 255 a Delta Angle of 3°17'50" and whose Long Chord bears S75°52'29"E 14.67; thence run S76°16'46"W 168.42; thence run S45°3'52"W 116; thence run S71°8'47"W 87.73; thence run S20°42'58"E 947.17; thence run S20°42'58"E 103.47; thence run N44°21'33"E 213.29; thence run S37°21'32"E 547.75; thence run S57°17'38"W 1044.95; thence run S64°8'55"W 672.41; thence run S83°20'4"W 83.01; thence run N25°58'24"E 292.15; thence along a curve to the left having a Radius of 600 a Delta Angle of 9°31'10" and whose Long Chord bears N63°30'28"E 99.57; thence run N18°36'10"W 226.94; thence along a curve to the right having a Radius of 670 a Delta Angle of 26°58'42" and whose Long Chord bears S84°53'11"W 312.57; thence run S8°22'32"W 256.89; thence run S58°12'2"W 96.03; thence run N61°56'58"W 758.78; thence run S45°0'2"W 325.09; thence run S38°40'2"W 173.10; thence run S20°40'2"W 119.53; thence run N64°22'45"W 9.29; thence run N12°27'36"E 2552.18; thence run N51°20'9"E 879.48 to the POB; said tract containing 128.7 acres.

TRACT #2:

Located in a portion of Fractional and projected Sections 10 and 15 of T17N, R13W, Shreveport, Caddo and Bossier Parishes, LA, more fully described as: From a brass cap in concrete on the west bank of Red River marking Point "C" on the Map of Survey for Bossier and Caddo Parishes, LA, Boundary Agreement Line, run thence S51°20'9"W along the line between Point "C" and Point "B" on map 1699.73 feet to a point, being the POB of the tract herein described. From said POB, run thence S38°39'52"E 478.95 feet; thence run S52°10'20"W 921.17 feet; thence run N37°49'40"W 465.55 feet; thence run N51°20'9"E 914.27 feet to the POB; said tract containing 9.95 acres (433,371 sq. ft.)

TRACT #3:

Located in a portion of projected Section 15 of T17N, R13W, Shreveport, Caddo and Bossier Parishes, LA, more fully described as: From a brass cap in concrete on the west bank of Red River marking Point "C" on the Map of Survey for Bossier and Caddo Parishes, LA, Boundary Agreement Line, run S51°20'9"W along the line between Point "C" and Point "B" on map 1699.73 feet to a point; thence run S38°39'51"E 1060.01 feet; thence run S7°38'18"E 260.14 feet; thence run N82°21'42"E 125.42 feet to the west R/W line of Clyde Fant Parkway; thence run S10°19'22"E along the west R/W line of Clyde Fant Pkwy 233.43 feet, being the POB for the tract herein described. From said POB run thence along the west R/W line of Clyde Fant Pky the following 2 calls: S10°19'22"E 57.72 feet; S33°43'3"E 637.10 feet; thence run S32°27'46"W 99.21 feet; thence run N58°57'9"W 86.81 feet; thence run S31°2'51"W 80 feet; thence

run S58°57'9"E 99.54 feet; thence run S4°56'6"W 691.52 feet; thence run S57°17'38"W 151 feet; thence run N37°21'32"W 530.05 feet; thence run S60°49'0"W 44.31 feet; thence run S44°21'33"W 131.15 feet; thence run S35°3'26"W 41.48 feet; thence run N20°42'58"W 1058.04 feet; thence run N71°8'47"E 87.73 feet; thence run N45°3'52"E 116 feet; thence run N76°16'46"E 168.42 feet; thence run along a curve to the left 14.68 feet, said curve having a Radius of 255 feet and a Chord of N75°52'29"W 14.67 feet; thence run along a curve to the right 163.76 feet, said curve having a Radius of 245 feet and a Chord of N58°22'27"W 160.73 feet; thence run along a curve to the left 91.63 feet, said curve having a Radius of 390 feet and a Chord of N58°48'24"E 91.42 feet; thence run along a curve to the left 90.82 feet, said curve having a Radius of 155 feet and a Chord of S60°44'17"E 89.52 feet; thence run along a curve to the right 143.08 feet, said curve having a Radius of 345 feet and a Chord of S65°38'34"E 142.05 feet; thence run N76°16'46"E 301.85 feet to the POB; said tract containing 23.10 acres.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

1. **Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.**

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

**METROPOLITAN PLANNING COMMISSION
LAND USE REPORT September 7, 2011**

srj		
CASE NO:	C-63-11: xxx Clyde Fant Parkway	District: C/O. Jenkins
APPLICANT:	RALEY AND ASSOCIATES, INC.	District: 8/Escude
LAND OWNER:	SBT Properties Corporation, Island Park, LLC & ETAL	
LOCATION:	West side of Clyde Fant Parkway and being 2012 feet South of East Preston Street	
ZONING:	R-3-E (PUD) to R-1D (PUD) and R-3 (PUD)	
PROPOSED:	Multi-Family & single family residences or other uses within this zoning classification	

GENERAL INFORMATION:

- The validity of the existing zoning on this property is suspect since it has been determined by court judgment that a party not complicit in the original zoning case owned a portion of the property within the boundaries of this zoning district.
 - The applicant is seeking to rezone the property but not include property that has been determined to be in separate ownership.
 - Accompanying this request is an updated Master Plan that will be utilized in describing the development plan for a proposed Planned Unit Development totaling 162.13 acres.
-

SITE PLAN CONSIDERATIONS:

- The R-3 PUD portion of this request contains two existing apartment complexes, Reflections of Island Park and Island Park Apartments. It is the intent of this application create a separate district for these uses to clarify the approved location for the more dense multi-family uses.
 - The single family lots contained within the R-1D portion of the subdivision range from 8,000 to 24,000 SF range. However, some portions of the property contain some existing townhouse lots that bring down the average lot size to a level that would be more appropriately described with an R-1D label (an average lot size not less than 7,200 SF).
 - The master plan indicates approximately 40 townhouse lots & 120 single family units for immediate development and 50 townhouse & 100 single family units for future development (as indicated on the master plan with dashed lines).
 - Ordinance relief requested as a part of this PUD request is as follows:
 - 50 Street Right-Of-Way width in lieu of the require 60 foot width
 - Building Setbacks as indicated on the subdivision plat and master plan but in no case less that the following:
 - Front Yard at Dwelling Unit and side loaded garages—10 feet wide
 - Front Yard at front loading garages – 20 feet
 - Rear Yard Setbacks – 10 feet typical (but in no case less than 3 feet at specific areas shown on plat)
 - In exchange for the ordinance relief the development plan offers common space that is to be utilized by all of the property owners within the development. The primary common space is a lake that is not only shared by owners within this development; it is also shared by adjacent property owners.
 - The owners of the development are a party to a lake agreement with the majority of the property owners who own property along the lake shoreline entitled "Declaration of Protective Covenants and Restrictions for Island Park Lake". This agreement outlines specific actions and responsibilities of abutting landowners regarding the use and protection of the lake. Although this agreement is not enforced by the MPC, it is important to note that measures have been taken by the development owner to recognize the importance of protecting this asset since it is the primary design element being considered as justification for the ordinance relief.
 - Although this development can only be accessed from Clyde Fant Parkway currently, an easement has been filed at a portion of the northern property line to allow for a possible secondary ingress/egress point as property is developed to the north.
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PUBLIC'S ASSESSMENT

There was no opposition present. 4 people spoke in support.

BOARD'S DECISION

The Board voted 6-0 to recommend approval of the application subject to compliance with the following stipulation:

- 1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.**
-

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

C-63-11

B-3

R-A

SCALE: 1" = 600'

R-3-E(PUD) to
R-3(PUD)

R-3-E(PUD)

R-3-E(PUD) to
R-1D(PUD)

NOTIFICATION
AREA

R-3-E(PUD)

R-3-E(PUD) to
R-3(PUD)

R-1C(PUD)

**R-1B
(PUD)**

R-A

R-A

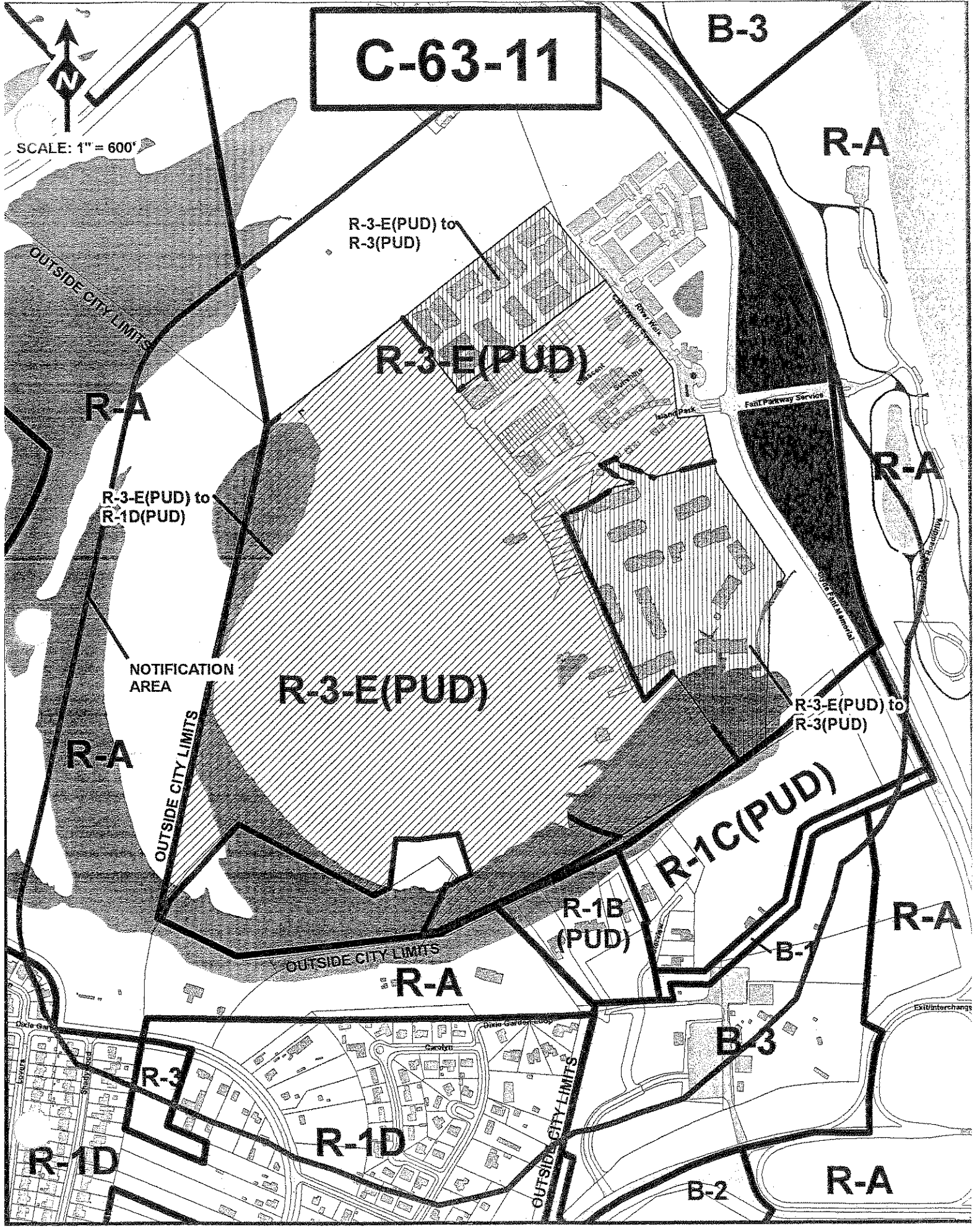
B-3

R-1D

R-1D

B-2

R-A



DESCRIPTION OF PARCEL 2 - 168 UNITS
3 PUD

TRACT OF LAND LOCATED IN A PORTION OF FRACTIONAL AND PROJECTED SECTIONS 10, AND 15 OF TOWNSHIP 17 NORTH, RANGE 13 ST, SHREVEPORT, CADDO AND BOSSIER PARISHES, LOUISIANA, SAID TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS: FROM A BRASS CAP IN CONCRETE ON THE WEST BANK OF RED RIVER MARKING POINT "C" ON THE MAP OF SURVEY FOR BOSSIER AND CADDO PARISHES, LOUISIANA, BOUNDARY AGREEMENT LINE AS RECORDED IN BOOK 1450, PAGES 33 AND 57 OF THE RECORDS OF CADDO PARISH, LOUISIANA, RUN THENCE SOUTH 51°20'09" WEST ALONG THE LINE BETWEEN SAID POINT "C" AND POINT "B" ON SAID MAP OF SURVEY A DISTANCE OF 1,699.73 FEET TO A POINT, BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.

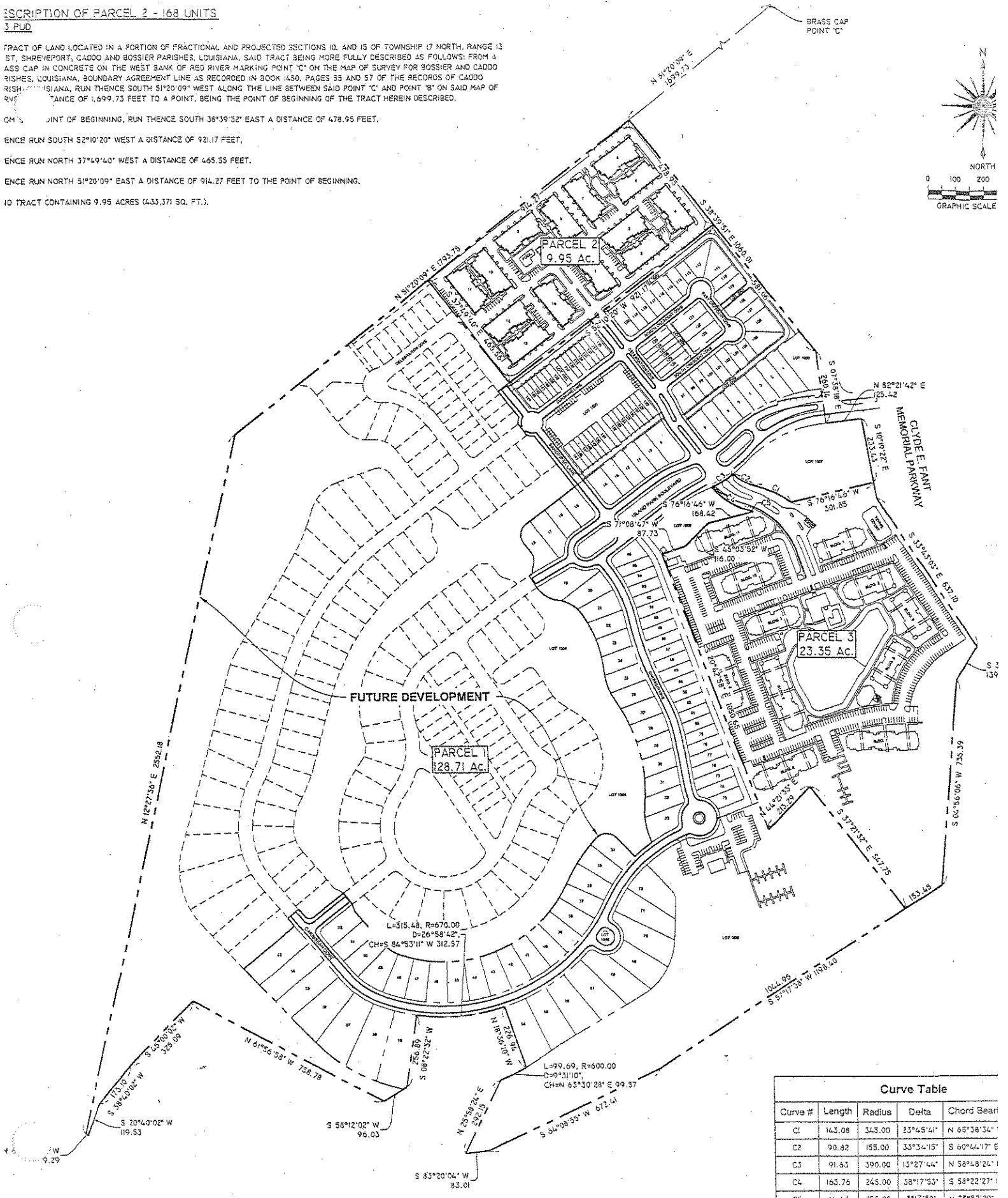
FROM SAID POINT OF BEGINNING, RUN THENCE SOUTH 38°39'32" EAST A DISTANCE OF 478.95 FEET,

THENCE RUN SOUTH 52°10'20" WEST A DISTANCE OF 921.17 FEET,

THENCE RUN NORTH 37°49'40" WEST A DISTANCE OF 465.35 FEET,

THENCE RUN NORTH 51°20'09" EAST A DISTANCE OF 914.27 FEET TO THE POINT OF BEGINNING.

10 TRACT CONTAINING 9.95 ACRES (433,371 SQ. FT.).



Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	143.08	343.00	23°45'41"	N 65°38'34" E
C2	90.82	155.00	33°34'15"	S 60°44'17" E
C3	91.63	390.00	13°27'44"	N 58°49'24" E
C4	163.76	243.00	38°17'53"	S 58°22'27" E
C5	14.67	255.00	3°17'50"	N 75°52'29" E

C- 63 - 171

July 27, 2011

Mr. Stephen Jean
Shreveport MPC
P.O. Box 31109
Shreveport, LA 71130

Re: Island Park Subdivision Zoning Application

Dear Mr. Jean,

Attached is the zoning application for the Island Park Subdivision and the adjacent apartment complexes. First of all, the zoning R-1D was chosen by using an average square footage of the existing and proposed lots as instructed by the MPC. We do have and plan on having lots that will be below the R-1D minimum required lot square footage. If this is going to be a problem in the future, we need to have an R-1H zoning.

This is a Planned Unit Development and we would like the following ordinance relief request.

Island Park Clubhouse Subdivision:

Front yard setback = 10'
Intersecting side road side yard setback = 10'
Rear yard setback lots 15 and 16 = 10'
Road right-of-way width = 50'

Island Park Garden Homes Unit No. 1:

Front yard setback = 10'
Intersecting side road side yard setback = 10'
Rear yard setback 6'
Road right-of-way width = 50'

Island Park Garden Homes Unit No. 2:

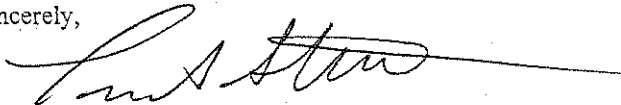
Front yard setback = 10'
Intersecting side road side yard setback = 10'
Rear yard setback 3', 6' and 10' as shown on plat
Road right-of-way width = 50'

Island Park Townhomes Unit No. 1:

Front yard setback = 10'
Intersecting side road side yard setback = 10'
Side yard setback for lots 137, 138, 151 and 152 = 0'
Rear yard setback 3', 6' and 10' as shown on plat
Road right-of-way width = 50'

If you have questions, please call.

Sincerely,



Travis A. Sturdivant
Professional Land Surveyor

Professional Engineers Licensed in:

Alabama, Arizona, Arkansas, Colorado, Connecticut, District of Columbia, Florida, Georgia, Idaho, Indiana, Iowa, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Nevada, New Mexico, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, Wisconsin

C-63-11

APPLICATION:

☒ CITY CASE☐ PARISH CASEAPPLICANT'S NAME: RALEY AND ASSOCIATES, INC.

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

MAILING ADDRESS FOR ALL CORRESPONDENCE:

4913 SHED ROADPHONE: 318-752-9023

(between 8:00 & 5:00)

BOSSIER CITY, LOUISIANAZIP CODE: 71111FAX # 318-752-9025

EXISTING ZONING:

RA

PROPOSED ZONING:

PARCEL-1 = R-1D(PUD)
PARCEL-2,3 = R-3(PUD)

ACCEPTABLE ALTERNATIVE:

MPC APPROVAL ☒SITE PLAN ☒PBG APPROVAL ☐PUD APPROVAL ☒PROPOSED USE: PARCEL-1 = SINGLE FAMILY DWELLINGS, PARCEL-2,3 = MULTIPLE FAMILY RESIDENCE (APT.EXISTING USE: PARCEL-1 = NONDEVELOPED, PARCEL-2,3 = MULTIPLE-FAMILY RESIDENCE, APARTMENTSIMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED: PARCEL-1 = CONSTRUCTION OF STREETS,
DRAINAGE, WATER, AND SEWER TO SERVE THE DEVELOPMENT. PARCEL-2,3 = NONEREASON FOR APPLICATION (justification for zoning change): PARCEL-1 WILL CONSIST OF SINGLE FAMILYDWELLINGS ON AVERAGE OF 7400 SQ FT. PARCEL-2,3. CONSIST OF MULTIPLE-FAMILY RESIDENCE.WE ARE ASKING TO REZONE THE LAND TO THE CORRECT ZONING FOR THESE DEVELOPMENTS.ADDRESS OF SITE: WEST SIDE OF CLYDE FANT PARKWAYASSESSOR'S ACCOUNT NUMBER: SEE ATTACHED (EXHIBIT "C")

Found on tax notice - example; 171413-057-0047-00

LEGAL DESCRIPTION: SEE ATTACHED (EXHIBIT "B")

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory. ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

SEE ATTACHED (EXHIBIT "A")

Name

Name

Name

Address

Address

Address

Signature

Signature

Signature

C- 63 - '11

STATEMENT OF INTENT
GENERAL REZONING

APPLICANT'S NAME: RALEY AND ASSOCIATES

NATURE AND DESCRIPTION OF BUSINESS: PARCEL-1 = SINGLE FAMILY DWELLINGS

PARCEL-2,3 = MULTIPLE FAMILY RESIDENCES, APARTMENTS

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

- ☐ ERROR (there is a manifest error in the Zoning Ordinance)
- ☐ CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)
- ☐ INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)
- ☒ SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: 7,062,383 SQ FT (TOTAL FOR PARCELS 1,2,3)

SQUARE FEET OF STRUCTURE(S) _____

PARKING SPACES REQUIRED: N/A SPACES PROVIDED: N/A

HOURS OF OPERATION (state proposed hours) N/A

To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED BY THE CITY OF SHREVEPORT? <u>YES</u>	IF NOT - WHAT IS THE SOURCE OF WATER? <u>N/A</u>
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IS SEWER PROVIDED BY THE CITY OF SHREVEPORT? <u>YES</u>	IF NOT - WHAT IS THE SOURCE OF SEWER? <u>N/A</u>
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IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? N/A
Water and/or Sewer availability letter will be required see the bottom of "check list" page (second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? YES

10-63-11

WATERVIEW HOMEOWNER'S ASSOCIATION

SUPPORT

September 6, 2011

Metropolitan Planning Commission
RE: Case No. C-63-11 Application: Raley and Assoc., Island Park
505 Travis Street
P.O. Box 31109
Shreveport, LA 71130

Dear Commissioners:

We represent the Waterview Homeowner's Association, located just across Shreve Cutoff Lake from the subject property, and in full view of any developments therein.

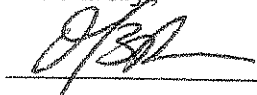
We are in favor of the request to rezone the Island Park property at this time.

However, we are aware that the property is owned by State Bank and that the reason for the rezoning hearing is to prepare the property for sale to a developer. We wish them well in this endeavor.

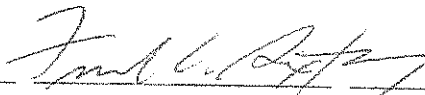
The last time a developer had the property they attempted to rezone to multi-family use for apartments. We were very much opposed to that attempt, and spent considerable effort fighting the rezoning. We do not wish to be faced with that problem again. Accordingly we have two requests;

1. Waterview Homeowner's Association request that the zoning be changed as proposed, and that a deed covenant be placed on both Island Park and Waterview, requiring that any future zoning change from single family to something else will require written approval of the other party.
2. Other property owners are planning a "Lakefront Property Owners Association" to operate the lake, the spillway, and control vegetation on and around the lake. We would like the Island Park owners to be required to be members of that association as they would own a large part of the lakefront.

Sincerely:



Danny Pierce, President



Fred Sexton, Sec/Tres.



Barry Box, Board Member

At Public
HEARING
RECEIVED: 9.7.11
C-63-11

DRAFT

DRAFT

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
September 7, 2011**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, September 7, 2011, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Board members met for lunch at 12 noon at Chianti's Restaurant.

Members Present

Mary Ruffins, Chairman
Christopher Washington, Secretary #►#
Bessie Smith
Mary Wilson
Dale Colvin
Larry Ferdinand
Lea Desmarteau

#►# Left prior to voting so recorded as absent

Staff Present

Charles Kirkland, Executive Director
Roy Jambor, Senior Planner
Alan Clarke, Zoning Administrator
Ione Dean, Senior Planner
Stephen Jean, Senior Planner
Diane Tullos, Office Administrator
Ron Tisdale, Office Specialist

Bus Tour

Tour was cancelled; members were encouraged to individually tour the sites.

Members Absent

Winzer Andrews, Vice Chairman
Desi Sprawls

Others Present

Evelyn Kelly, Asst. City Attorney
Robert Westerman, Asst. City Engineer
Sam Jenkins, City Council
Joe Shyne, City Council
Ken Epperson, Parish Commission
Matthew Linn, Parish Commission

The hearing was opened with prayer by **MRS. RUFFINS** with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so at the end of this meeting.

■ **APPROVAL OF MINUTES**

A motion was made by **MR. COLVIN**, seconded by **MRS. SMITH**, to approve the minutes of the August 3, 2011 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. **COLVIN**, **FERDINAND**, and Meses. **DESMARTEAU**, **RUFFINS**, **SMITH**, and **DR. WILSON**. Nays: None. Absent: Messrs. **ANDREWS**, **SPRAWLS**, and **WASHINGTON**.

► **DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS**

DRAFT

DRAFT

CASE NO. C-63-11: 1100 Island Park Blvd
RALEY & ASSOCIATES, INC.

SBT Properties Corp, Island Park L.L.C. & ETAL

West side Clyde Fant Parkway, 2,012' south of East Preston on Island Park Boulevard

R-3-E (PUD) to R-1D (PUD) & R-3 (PUD)

Multi-family and single family residences **other uses permitted IN this zoning classification RELATED CASE NEXT**

Representative and/or support:

Mr. Don Wiener, Attorney (333 Texas Street, Shreveport, LA 71101)

Ret. Judge Fred Sexton (2020 Waterview Lane, Shreveport, LA)

Ms. Jane Box (2016 Waterview Lane, Shreveport, LA)

Mr. Royce Williams (1156 Island Park Blvd, Shreveport, LA)

Mrs. Dana Hayes (2844 Caribbean Cove, Shreveport, LA 71105)

There was no opposition present.

A motion was made by MRS. SMITH, seconded by MR. FERDINAND to recommend approval of the application subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. COLVIN, FERDINAND, and Mses. DESMARTEAU, RUFFINS, SMITH, and DR. WILSON. Nays: None. Absent: Messrs. ANDREWS, SPRAWLS, and WASHINGTON.